Karen Johnson Davidson County
Batch# 1268943 DEEDWARR
05/05/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $562.40
20250505-0034828

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $152,000.00.<br>Camden Coats<br>Affiant<br>Subscribed and sworn to before me, this the 25th day of April, 2025.<br>Notary Public<br><br>My commission expires: 12-19-2028 |

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Diana Rivera Morales | Apex Bank | 162-09-0C-811.00-CO |
| 472 Elysian Fields Road | 180 Hwy 641 North | |
| Nashville, TN 37211 | Camden, TN 38320 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SATYA HOTA, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIANA RIVERA MORALES, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31, Unit B, on the Plan of Cedarwood Condominiums, Revised Lot No. 2, Lots 15 thru 44, Section Six, Cedarwood Estates, of record in Book 5200, Page 349 and Master Deed and By-laws of record in Book 5707, Page 121, Book 5720, Page 912, and Book 5776, Page 741, and Book 6062, Page 285, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Satya Hota by Warranty Deed from Timothy N. Tweten of record in Instrument No. 20190502-0040710 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on May 02, 2019.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 809 Apple Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~25th~~ 24th day of April, 2025.

Satya Hota

**Satya Hota**

STATE OF ~~TENNESSEE~~ JB Texas
COUNTY OF ~~DAVIDSON~~ JB Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Satya Hota, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~25th~~ 24th day of April, 2025.

THERESA BRUBAKER
Notary Public, State of Texas
Comm. Expires 11-10-2028
Notary ID 132775193

Theresa Brubaker
Notary Public

My Commission Expires: 11-10-28

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 25, 2025.

Affiant Signature

5th day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028